

**CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B2**

-----X  
**YAINA MINIER; ANTONIA GUTIERREZ HERNANDEZ;  
EUCLIDES TAVAREZ; ANA SANCHEZ;  
JOSE MORENO; LIDIA ROJAS; DIGNA SANTANA;  
ARACELIS PEGUERO;  
LAURA SANCHEZ; LIZBETH RAMIREZ;  
LINA BAEZ; ROSA COLON; ABEL ROSARIO;  
MILAGROS RODRIGUEZ;  
MARIA FELIZ; MARCELINA PENA;  
PAOLA CRUZ; JULIA PERALTA;  
ANGELA VASQUEZ; SANDRA JAMES;  
ANGELA NUNEZ; BLANCA MENDOZA; VICTOR  
GUZMAN;**

**Petitioners,**

**-against-**

**74-78 POST AVENUE HEIGHTS ASSOCIATES LLC;  
SANTOS SANTANA; GEORGE HUANG;**

**Respondents,**

**NYC DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT;  
NYC DEPARTMENT OF BUILDINGS;**

**Co-Respondents.**

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Upon the annexed Verified Petition, and all the papers and proceedings heretofore had herein,  
and good and sufficient cause appearing, it is hereby


ORDERED that Respondents are directed to appear before this court and show cause at a  
Trial Term of the Housing Part of the Civil Court of the City of New York, Part B2 <sup>virtually, via Microsoft Teams,</sup> ~~located at the-~~  
~~courthouse of 111 Centre Street, New York, New York;~~ on the 5th day of April,  
2021, at 12:30 PM o'clock of that day or as soon thereafter as the parties may be heard, why  
an order should not be entered:

1. Directing Respondents to correct any and all violations of law existing at the subject premises plus any and all conditions constituting violations, including but not limited to the MDL, HMC, and various other New York City laws, Codes, Regulations, and Rules, and further directing them to maintain the premises in conformance with the law;
2. Directing Respondents to update Petitioners, HPD, DOB and this Court on a ~~weekly~~ <sup>regular</sup> basis as to the progress of the reasonable plan to correct said conditions in the Building;
3. Enjoining Respondents from permitting said violations to exist and from permitting any future conditions to exist which endanger the life, health and safety of the Petitioners;
4. Directing Respondents to temporarily relocate Displaced Petitioners to habitable dwellings and to ensure preservation of the Petitioners' tenancies at the subject premises;
5. Directing HPD to relocate Petitioners, bear, and assess costs as directed by NYC Admin. Code §§ 26-301-305;
6. Directing HPD to execute the January 19, 2021 order to repair and to bear, and assess costs as directed by NYC Admin. Code §§ 27-2125 and 27-2139;
7. Directing Respondents correct all conditions so as to have the HPD and DOB Vacate Orders currently placed on the subject premises removed;
8. Directing Respondents to remove all asbestos from the subject premises and provide proof and certification of such removal;
9. Granting an ongoing order to correct violations that exist and any future conditions which endanger the life, health and safety of the Petitioners;
10. Imposing civil penalties in an amount to be determined by the Court, but no less than the amount required by the NYC Admin. Code § 27-2115;
11. Imposing penalties for relocation costs incurred by the Petitioners;

- 12. Awarding reasonable attorney’s fees to Manhattan Legal Services in an amount to be determined by the Court;
- 13. Awarding costs and disbursements of this action for Petitioners; and
- 14. Awarding such other and further relief as this Court deems just and proper.

IT IS FURTHER ORDERED that service of a copy of this Order, together with the papers upon which it was granted upon each Respondent by personal service and/or first class certified mail with return receipt requested, as permitted by NYC Admin. Code § 2115(j), on or before the 23 day of March, 2021, be deemed good and sufficient service, and these papers, together with proof of service thereof, may be returned on or before the return date of this proceeding. Service upon HPD also by email to: HLDMANHATTANCASES@hpd.nyc.gov

WITNESS the Honorable China, one of the judges of this Court at 111 Centre Street, New York, New York, 10013, this 22 day of March 2021.

APPROVED  
DCHINEA, 3/22/2021, 2:46:51 PM 

**All parties are expected to appear virtually via Microsoft Teams.**

You must provide the court with an email address to receive an invitation with a link to a Microsoft Teams appointment.

To reach the clerk, you may **call 646-386-5500** or **email ny-housing-820@nycourts.gov**. You must provide the case index number when contacting the court.

The court may default parties appearing more than 10 minutes late for their scheduled appearance time.

**CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B**

-----X  
**YAINA MINIER; ANTONIA GUTIERREZ HERNANDEZ;  
EUCLIDES TAVAREZ; ANA SANCHEZ;  
JOSE MORENO; LIDIA ROJAS; DIGNA SANTANA;  
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ANGELA VASQUEZ; SANDRA JAMES;  
ANGELA NUNEZ; BLANCA MENDOZA; VICTOR  
GUZMAN;**

**Index No.:  
VERIFIED PETITION**

**Petitioners,**

**-against-**

**74-78 POST AVENUE HEIGHTS ASSOCIATES LLC;  
SANTOS SANTANA; GEORGE HUANG;**

**Respondents,**

**NYC DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT;  
NYC DEPARTMENT OF BUILDINGS;**

**Co-Respondents.**

-----X

Petitioners, for their verified petition against Respondents, respectfully allege:

1. Petitioners are tenants of a Class B multiple dwelling building located at 74 Post Avenue, New York, New York 10034 (hereinafter “the Premises”).
2. Petitioners have instituted this proceeding pursuant to the New York City Administrative Code (“N.Y.C. Admin. Code”) §§§ 27-2115(h), 27-2115(i) and 27-2121; New York City Civil Court Act (“CCA”) §§§ 110(a)(4), 110(a)(7), and 209(b)(2); and New York State Real Property Actions and Proceedings Law (“RPAPL”) § 211. Petitioners seek the correction of any and all violations and other conditions that are dangerous to life, health

and safety existing in their building, including but not limited to, violations of the New York State Multiple Dwelling Law (“MDL”), the Housing Maintenance Code (“HMC”), the Building Code, the Fire Code, and various other New York City Codes.

3. Petitioners further seek: an order to order to correct; updates from Respondents to the Court and the parties of this case on their repair plan and the progress of the plan; temporary relocation to safe and habitable housing as well as payment and/or reimbursement of relocation costs; preservation of their tenancies at the subject premises; for HPD to relocate Petitioners, bear, and assess costs as directed by NYC Admin. Code §§ 26-301-305; for HPD to execute the January 19, 2021 order to repair and to bear, and assess costs as directed by NYC Admin. Code §§ 27-2125 and 27-2139; correction of all violations to get both HPD and DOB vacate orders lifted; removal of asbestos from the subject premises and provide proof of the removal; an ongoing order to correct violations that exist and future conditions, which endanger the life, health and safety of the Petitioners; civil penalties; attorney’s fees; the costs and disbursements of this action for Petitioners; and such other and further relief as this Court deems just and proper.

**PARTIES: PETITIONERS**

4. Petitioners who joined this action are named individually below.
5. Petitioner YAINA MINIER is the tenant who resides in Apt. A of the Premises and has lived at the Premises for twenty-five (25) years.
6. Petitioner ANTONIA GUTIERREZ HERNANDEZ is the tenant who resides in Apt. AA of the Premises and has lived at the Premises for one (1) year.
7. Petitioner EUCLIDES TAVAREZ is the tenant who resides in Apt. BB of the Premises and has lived at the Premises for one (1) year.

8. Petitioner ANA SANCHEZ is the tenant who resides in Apt. C of the Premises and has lived at the Premises for twenty-seven (27) years.
9. Petitioner JOSE MORENO is the tenant who resides in Apt. D of the Premises and has lived at the Premises for twenty-five (25) years.
10. Petitioner LIDIA ROJAS is the tenant who resides in Apt. D1 of the Premises and has lived at the Premises for over eleven (11) years.
11. Petitioner DIGNA SANTANA is the tenant who resides in Apt. E of the Premises and has resided at the Premises for twenty-one (21) years.
12. Petitioner ARACELIS PEGUERO is the tenant who resides in Apt. 1F of the Premises and has lived at the Premises for seventeen (17) years.
13. Petitioner LAURA SANCHEZ is the tenant who resides in Apt. 2B of the Premises and has lived at the Premises for one (1) year.
14. Petitioner LIZBETH RAMIREZ is the tenant who resides in Apt. 2C of the Premises and has lived at the Premises for twenty-one (21) years.
15. Petitioner LINA BAEZ is the tenant who resides in Apt. 2D of the Premises and has lived at the Premises for seven (7) years.
16. Petitioner ROSA COLON is the tenant who resides in Apt. 2E of the Premises and has lived at the Premises for eleven (11) years.
17. Petitioner ABEL ROSARIO is the tenant who resides in Apt. 2F of the Premises and has lived at the Premises for forty-one (41) years.
18. Petitioner MILAGROS RODRIGUEZ is the tenant who resides in Apt. 3A of the Premises and has lived at the Premises for thirty-five (35) years.

19. Petitioner MARIA FELIZ is the tenant who resides in Apt. 3B of the Premises and has lived at the Premises for thirty-eight (38) years.
20. Petitioner MARCELINA PENA is the tenant who resides in Apt. 3C of the Premises and has lived at the Premises for twenty-two (22) years.
21. Petitioner PAOLA CRUZ is the tenant who resides in Apt. 3D of the Premises and has lived at the Premises for thirteen (13) years.
22. Petitioner JULIA PERALTA is the tenant who resides in Apt. 3E of the Premises and has lived at the Premises for thirty (30) years.
23. Petitioner ANGELA VASQUEZ is the tenant who resides in Apt. 3F of the Premises and has lived at the Premises for twenty-one (21) years.
24. Petitioner SANDRA JAMES is the tenant who resides in Apt. 4B of the Premises and has lived at the Premises for nine (9) years.
25. Petitioner ANGELA NUNEZ is the tenant who resides in Apt. 4C of the Premises and has lived at the Premises for eleven (11) years.
26. Petitioner BLANCA MENDOZA is the tenant who resides in Apt. 4D of the Premises and has lived at the Premises for nine (9) years.
27. Petitioner VICTOR GUZMAN is the tenant who resides in Apt. 4F of the Premises and has lived at the Premises for twenty-nine (29) years.

**PARTIES: RESPONDENTS**

28. Respondent 74-78 POST AVENUE HEIGHTS ASSOCIATES LLC is registered with the New York City Department of Housing Preservation and Development (“HPD”) as the owner of the Premises at the address 369 East 62<sup>nd</sup> Street, New York, New York 10065. See **Exhibit A**, a true and accurate copy of the HPD’s “Building Registration Summary Report”.

29. Respondent SANTOS SANTANA is registered with HPD as the head officer and managing agent of 74-78 POST AVENUE HEIGHTS ASSOCIATES LLC at the address 369 East 62<sup>nd</sup> Street, New York, New York 10065. *Id.* Upon information and belief, Mr. Santos is also the superintendent at the subject premises.
30. Respondent GEORGE HUANG is registered with HPD as the Officer of 74-78 POST AVENUE HEIGHTS ASSOCIATES LLC at the address 369 East 62<sup>nd</sup> Street, New York, New York 10065. *Id.*
31. The Respondents listed in Paragraphs 28-30 shall hereinafter be collectively referred to as the “Respondents-Landlords.”
32. Co-respondent NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT is the city department charged with enforcement of, *inter alia*, the Housing Maintenance Code. HPD is a proper party to this proceeding pursuant to New York City Civil Court Act § 110(d). HPD is located at 100 Gold Street, New York, New York 10038.
33. Co-respondent NEW YORK CITY DEPARTMENT OF BUILDINGS (“DOB”) is the city department charged with enforcement of, *inter alia*, the City Construction Codes and the New York State Multiple Dwelling Law. DOB is a proper party to this proceeding pursuant to New York City Civil Court Act § 110(d). DOB is located at 280 Broadway, New York, New York 10007.

**REGULATORY SCHEME**

34. A tenant or group of tenants may petition the Court to order HPD to inspect and issue violations against a landlord-owner for conditions in violation of the Housing Maintenance Code. NYC Admin. Code § 27-2002. A tenant or group of tenants, may bring a Housing Part Action seeking an order directing the owner to correct all violations



found by the Court. *Id* at § 27-2115(h).

35. Respondents are obligated to keep the premises in good repair and to correct all violations of law. Upon Respondents' failure to correct the violations in the time required under the Housing Maintenance Code, the court shall impose civil penalties against the owner. *Id* at § 27-2115.
36. The Court has broad injunctive powers under the Civil Court Act § 110. The Court has the power to, among other things, order Respondents to relocate displaced tenants. Further, the Court also has the power to order the Respondents to relocate tenants and bear the costs pursuant to NYC Admin. Code §§ 26-301-305
37. Co-Respondent HPD and DOB have issued a vacate order for this Building, and as such, Respondent-Owners are required to correct said violations.
38. Respondents are willfully and recklessly violating the Multiple Dwelling Law, the Housing Maintenance Code, and various other New York City Codes.

**FACTUAL ALLEGATIONS**

39. The Premises is a five story, 33-unit building located at 74 Post Avenue, New York, New York 10034. All of the tenants and lawful occupants who join this action as Petitioners reside therein.
40. Due to a four alarm fire on the premises, there currently exist defects and/or open violations in Petitioners' individual apartments and in the common areas of the Premises that are dangerous to the health and safety of the tenants and which constitute violations of the Housing Maintenance Code and other laws that regulate housing standards. The conditions are in need of immediate repair.

41. These conditions include, but are not limited to: the current displacement of tenants whose apartments are still uninhabitable, *see* the partial fire vacate orders issued by DOB and HPD attached hereto as **Exhibit B**, *a true copy of the DOB Vacate Order History*, and **Exhibit C**, *a true copy of the HPD Order to Repair/Vacate Order issued on January 19, 2021*; lack of cooking gas and other open violations recorded with HPD attached hereto as **Exhibit D**, *a true and correct copy of open violations at the Premises recorded with HPD printed on March 19, 2021*. HPD has recorded **108** open violations at the Premises, with **59** of these violations being immediately hazardous **Class “C”** violations and **30** of these violations being hazardous **Class “B”** violations. *Id.*
42. At approximately 7:00PM on January 5, 2021, a four alarm fire erupted at 74 Post Avenue. *See Exhibit E*, *a true copy of the Fire Incident Report*. The Fire Incident Report states the cause of the fire was electrical wiring within wooden beams, therefore the cause of the fire was no fault of the Petitioners.
43. On January 6, 2021 DOB issued a partial vacate order due to the extensive fire damage. **Exhibit B**. The order determined the following conditions existed in the building as a result of the fire: open roof, charred wood joists, open ceilings, unbraced fire rated walls, smoke and water damage throughout. *Id.* The DOB order required that all 33 units at 74 Post Avenue needed to be vacated. *Id.*
44. On January 19, 2021, HPD issued an order to repair and a partial order to vacate that determined the following issues in various apartments in 74 Post Avenue: fire damage to ceilings, walls and floors; fire damaged/broken windows; lack of electricity; lack of gas; and lack of hot water. **Exhibit C**. The order to repair/vacate order required the Respondents to repair all of these issues by January 21, 2021. *Id.* Additionally, the order

permits HPD to execute the order to repair if the Respondents failed to do so by the required date and to obtain a lien for the costs of execution. *Id.* To date, many of these issues still exist in the entire building, specifically the lack of cooking gas and issues with the electricity. **Exhibit D.**

45. As a result, the HPD vacate order required that Petitioners, Antonia Gutierrez Hernandez (AA), Euclides Tavarez (BB), Ana Sanchez (C), Jose Moreno (D), Lidia Rojas (D1), Digna Santana (E), Aracelis Peguero (1F), Lizbeth Ramirez (2C), Lina Baez (2D), Rosa Colon (2E), Abel Rosario (2F), Milagros Rodriguez (3A), Maria Feliz (3B), Marcelina Pena (3C), Paola Cruz (3D), Julia Peralta (3E), Angela Vasquez (3F), Sandra James (4B), Angela Nunez (4C), Blanca Mendoza (4D), and Victor Guzman (4F) to vacate their apartments by January 21, 2021. *See Exhibit C.*

46. All of the Petitioners named in paragraph 45, except Yaina Minier and Laura Sanchez, are still out of their apartments without any knowledge of when they can return.

**A. DISPLACED PETITIONERS**

47. The Displaced Petitioners have been suffering a significant loss by being displaced from their homes and many have no other place to live while their apartments are being rehabilitated. This has caused many of them emotional and mental distress.

48. Many of the Petitioners are long-term rent stabilized tenants, elderly, and mainly Spanish speaking.

49. Petitioners Euclides Tavarez, Rosa Colon, Marcelina Pena, and Paola Cruz and their families are currently staying in shelters.

50. Petitioners Ana Sanchez, Lidia Rojas, Digna Santana, Abel Rosario, Milagros Rodriguez, Maria Feliz, Julia Peralta, Angela Vasquez, Sandra James, Angela Nunez, and Victor

Guzman are currently staying with friends and/or family because they have no other place to go.

51. Petitioners Jose Moreno and his family, and Lizbeth Ramirez are staying in a hotel with no other place to go at their own cost.

52. Petitioners Antonia Gutierrez Hernandez, Aracelis Peguero, and Blanca Mendoza had no other option but to move their families into one room rentals inside of other people's homes at their own cost.

53. Many of the Petitioners are low-income and require some sort of public assistance. A number of them are contributing financially for their temporary relocations. As long as they are out of their apartments, they continue to suffer financial harm.

54. The Displaced Petitioners could be out of possession for an extended period of time due to fire and asbestos damage.

55. Furthermore, upon information and belief, the Respondents haven't applied for the necessary permits needed to correct many of the fire related conditions keeping the Displaced Petitioners from their homes. Thus, adding to the Displaced Petitioners lack of awareness of the duration of their displacement.

56. The Petitioners experienced the fire and the displacement all during the raging Covid-19 pandemic. The pandemic merely exacerbated an already stressful and uncertain time for the Petitioners. One family of Displaced Petitioners actually contracted Covid-19, forcing them to quarantine, rendering them unable to access their belongings, and causing them to fear for their lives.

57. Many of the Displaced Petitioners have tried to negotiate temporary relocations with the Respondents for nearly a month.

58. The Respondents provided the Displaced Petitioners with a list of available apartments that the Respondents have available. Many of the apartments presented to the Displaced Petitioners did not compare to their apartments at 74 Post Ave. Some of the apartments were more expensive, smaller and/or had fewer rooms, but many of the Displaced Petitioners were willing to take what was offered because they are desperate to be housed in an apartment.
59. Unfortunately, the Respondents have been giving the Displaced Petitioners the runaround for weeks and giving the illusion that they were trying to work with the Displaced Petitioners to get them into temporary apartments.
60. Petitioners' counsel were initially told to talk with the Respondents' contractor, then to the brokers working with Respondents' apartment, then the contractor again, then Respondents' attorney, and then back to the brokers. During the last attempt to negotiate with the brokers (as directed), Petitioners' counsel learned that the broker forwarded the negotiation email to the contractor rather than respond and work out a temporary relocation agreement.
61. After weeks of the Respondents giving the runaround, Respondents are now only willing to offer the Displaced Petitioners permanent relocations and requiring the Displaced Petitioners to forfeit their tenancies at 74 Post Ave. Thus, forcing the Displaced Petitioners into permanent tenancies in apartment more expensive and smaller than their apartments in 74 Post Ave.
62. The Respondents' behavior of pretending to negotiate with the Displaced Petitioners and subsequently requiring them to give up their tenancies looks like the Respondents are

engaging in a scheme to warehouse the apartments at 74 Post Ave. to take them out of rent stabilization.

**B. FIRE RELATED AND OTHER REPAIRS FOR PETITIONERS YAINA MINER & LAURA SANCHEZ.**

63. Pursuant to DOB lifting the vacate from apartment A, and HPD and DOB lifting the vacate from apartment 2B, Petitioners Yaina Minier (A) and Laura Sanchez (2B) have returned to their apartments.
64. Petitioners Yaina Minier and Laura Sanchez are both concerned about asbestos exposure because there not been any certification or proof that the asbestos in the building has been abated. Additionally, they have witnessed tape and signs in the building that expresses asbestos work is being done in the building which furthers their concern of exposure.
65. Yaina Minier was forced to vacate her apartment after the fire and was allowed return to the apartment on or around January 25, 2021. To date, amongst other conditions, Yaina Minier cites to the following repair issues in her apartment: lack of cooking gas; doorbell missing; defective peephole; roaches and mice throughout the apartment; and a lack of a key to the lobby door. These conditions remain uncorrected for apartment A.
66. To date, Laura Sanchez still has fire related violations and repair issues in her apartment.
67. Laura Sanchez specifically cite the following fire related conditions in need of repair in her apartment: lack of cooking gas; ceiling lights flicker; lack of consistent hot water in the bathroom; cold and hot water in the bathroom sink doesn't work properly; amongst other conditions.
68. Furthermore, she specifically cites the following fire related issues of the public areas of the premises: recycling area disorganized and hazardous; and hallways and staircases are dirty and dusty from the repair work throughout the building; amongst other conditions.

69. Additionally, she has other defects and violations in her apartment. Amongst other condition she specifically cites to the following: defective lock on bedroom and kitchen windows; lack of screens in windows throughout the apartment; and defective lock on fire escape in the kitchen.

70. These conditions in Laura Sanchez’s apartment remain uncorrected.

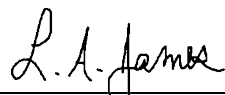
WHEREFORE, Petitioners demand:

1. An order directing Respondents to correct any and all violations of law existing at the subject premises plus any and all conditions constituting violations, including but not limited to the MDL, HMC, and various other New York City laws, Codes, Regulations, and Rules, and further directing them to maintain the premises in conformance with the law;
2. Directing Respondents to update Petitioners, HPD, DOB, and this Court on a weekly basis as to the progress of the reasonable plan to correct said conditions in the Building;
3. Enjoining Respondents from permitting said violations to exist and from permitting any future conditions to exist which endanger the life, health and safety of the Petitioners;
4. Directing Respondents to temporarily relocate Displaced Petitioners to habitable dwellings and to ensure preservation of the Petitioners’ tenancies at the subject premises;
5. Directing HPD to relocate Petitioners, bear, and assess costs as directed by NYC Admin. Code §§ 26-301-305;
6. Directing HPD to execute the January 19, 2021 order to repair and to bear, and assess costs as directed by NYC Admin. Code §§ 27-2125 and 27-2139;
7. Directing Respondents correct all conditions so as to have the HPD & DOB Vacate Orders currently placed on the subject premises removed;

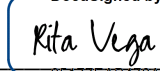
8. Directing Respondents to remove all asbestos from the subject premises and provide proof and certification of such removal;
9. Granting an ongoing order to correct violations that exist and any future conditions which endanger the life, health and safety of the Petitioners;
10. Imposing civil penalties in an amount to be determined by the Court, but no less than the amount required by the NYC Admin. Code § 27-2115;
11. Imposing penalties for relocation costs incurred by the Petitioners;
12. Awarding reasonable attorney's fees to Manhattan Legal Services in an amount to be determined by the Court;
13. Awarding costs and disbursements of this action for Petitioners; and
14. Awarding such other and further relief as this Court deems just and proper.

Dated: March 19, 2021  
New York, New York

MANHATTAN LEGAL SERVICES

By: 

Lelia James, Esq.  
5030 Broadway, Suite 664  
New York, NY 10034  
(646) 442-3330

By: 

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5030 Broadway, Suite 664  
New York, NY 10034  
(646) 442-3198



**CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B**

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**YAINA MINIER; ANTONIA GUTIERREZ HERNANDEZ;  
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GUZMAN;**

**AFFIDAVIT**

**Petitioners,**

**-against-**

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**NYC DEPARTMENT OF HOUSING PRESERVATION  
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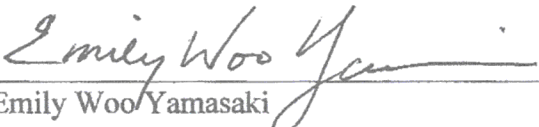
EMILY WOO YAMASAKI, being duly sworn under the penalty of perjury, deposes and says:

1. I am employed by Manhattan Legal Services and I am over 21 years of age.
2. I am fluent in both the English and Spanish languages.
3. Verifications were obtained verbally due to the COVID-19 pandemic, and an inability to obtain verifications in person or virtually.
4. I read the attached HP Petition dated March 19, 2021 to Rosa Colon, Angela Vasquez, Victor

Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez, who do not fully understand the English language, but who stated to me that they understood the Spanish translation.

5. Rosa Colon, Angela Vasquez, Victor Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez are the tenants or lawful occupants at 74 Post Avenue, New York, New York 10034, and are named as Petitioners in the above captioned proceeding.

6. Rosa Colon, Angela Vasquez, Victor Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez have verified the Petition herein, and the annexed HPD building registration summary and open violations report, and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

  
Emily Woo Yamasaki

Sworn to before me this day March 19, 2021

**LELIA ADVIRA JAMES**  
Notary Public, State of New York  
No. 02JA6380729  
Qualified in Kings County  
Commission Expires September 10, 2022


  
NOTARY PUBLIC

**AFFIRMATION**

RITA VEGA, an attorney duly admitted to practice before the courts of the State of New York, hereby affirms the truth of the following under the penalties of perjury:

1. I am fluent in both the English and Spanish languages.
2. Verifications were not obtained due to COVID-19 and inability to obtain virtual notifications.
3. Maria Feliz verified she is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
4. Yaina Minier verified she is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
5. Abel Rosario verified he is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
6. I read the attached HP Petition dated March 19, 2021 to Maria Feliz, Yaina Minier, and Abel Rosario, who do not fully understand the English language, but who then stated to me that they understood the Spanish translation.
7. Maria Fleiz, Yaina Minier, and Abel Rosario have verified the Petition herein, and the annexed HPD building registration summary and open violations report and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

Dated: March 19, 2021  
New York, NY

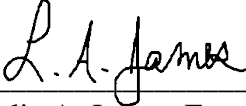
DocuSigned by:  
  
65177EAB478A4D8  
Rita Vega, Esq.

**AFFIRMATION**

LELIA A. JAMES, an attorney duly admitted to practice before the courts of the State of New York, hereby affirms the truth of the following under the penalties of perjury:

1. Verifications were not obtained due to COVID-19, and an inability to obtain verifications in person or virtually.
2. Laura Sanchez and Lina Baez verified they are tenants or lawful occupants at 74 Post Ave New York, New York 10034, and are named Petitioners in this proceeding.
3. Laura Sanchez and Lina Baez have verified the Petition herein, and the annexed HPD building registration summary and open violations report, and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

Dated: March 19, 2021  
Brooklyn, NY

  
\_\_\_\_\_  
Lelia A. James, Esq

**CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B**

-----X  
**YAINA MINIER; ANTONIA GUTIERREZ HERNANDEZ;  
EUCLIDES TAVAREZ; ANA SANCHEZ;  
JOSE MORENO; LIDIA ROJAS; DIGNA SANTANA;  
ARACELIS PEGUERO;  
LAURA SANCHEZ; LIZBETH RAMIREZ;  
LINA BAEZ; ROSA COLON; ABEL ROSARIO;  
MILAGROS RODRIGUEZ;  
MARIA FELIZ; MARCELINA PENA;  
PAOLA CRUZ; JULIA PERALTA;  
ANGELA VASQUEZ; SANDRA JAMES;  
ANGELA NUNEZ; BLANCA MENDOZA; VICTOR  
GUZMAN;**

**AFFIDAVIT**

**Petitioners,**

**-against-**

**74-78 POST AVENUE HEIGHTS ASSOCIATES LLC;  
SANTOS SANTANA; GEORGE HUANG;**

**Respondents,**

**NYC DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT;  
NYC DEPARTMENT OF BUILDINGS;**

**Co-Respondents.**

-----X

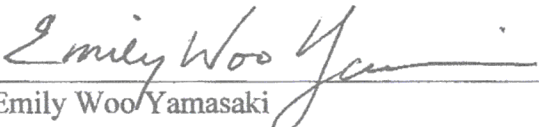
EMILY WOO YAMASAKI, being duly sworn under the penalty of perjury, deposes and says:

1. I am employed by Manhattan Legal Services and I am over 21 years of age.
2. I am fluent in both the English and Spanish languages.
3. Verifications were obtained verbally due to the COVID-19 pandemic, and an inability to obtain verifications in person or virtually.
4. I read the attached HP Petition dated March 19, 2021 to Rosa Colon, Angela Vasquez, Victor

Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez, who do not fully understand the English language, but who stated to me that they understood the Spanish translation.

5. Rosa Colon, Angela Vasquez, Victor Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez are the tenants or lawful occupants at 74 Post Avenue, New York, New York 10034, and are named as Petitioners in the above captioned proceeding.

6. Rosa Colon, Angela Vasquez, Victor Guzman, Aracelis Peguero, Blanca Mendoza, Lidia Rojas, Marcelina Pena, Angela Nunez, Digna Santana, Sandra James, Antonia Gutierrez Hernandez, Euclides Tavarez, Milagros Rodriguez, Jose Moreno, and Ana Sanchez have verified the Petition herein, and the annexed HPD building registration summary and open violations report, and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

  
Emily Woo Yamasaki

Sworn to before me this day March 19, 2021

**LELIA ADVIRA JAMES**  
Notary Public, State of New York  
No. 02JA6380729  
Qualified in Kings County  
Commission Expires September 10, 2022


  
NOTARY PUBLIC

**AFFIRMATION**

RITA VEGA, an attorney duly admitted to practice before the courts of the State of New York, hereby affirms the truth of the following under the penalties of perjury:

1. I am fluent in both the English and Spanish languages.
2. Verifications were not obtained due to COVID-19 and inability to obtain virtual notifications.
3. Maria Feliz verified she is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
4. Yaina Minier verified she is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
5. Abel Rosario verified he is a tenant or lawful occupant at 74 Post Avenue New York, New York 10034, and is a named Petitioner in this proceeding.
6. I read the attached HP Petition dated March 19, 2021 to Maria Feliz, Yaina Minier, and Abel Rosario, who do not fully understand the English language, but who then stated to me that they understood the Spanish translation.
7. Maria Fleiz, Yaina Minier, and Abel Rosario have verified the Petition herein, and the annexed HPD building registration summary and open violations report and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

Dated: March 19, 2021  
New York, NY

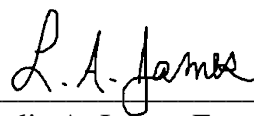
DocuSigned by:  
  
65177EAB478A4D8  
\_\_\_\_\_  
Rita Vega, Esq.

**AFFIRMATION**

LELIA A. JAMES, an attorney duly admitted to practice before the courts of the State of New York, hereby affirms the truth of the following under the penalties of perjury:

1. Verifications were not obtained due to COVID-19, and an inability to obtain verifications in person or virtually.
2. Laura Sanchez and Lina Baez verified they are tenants or lawful occupants at 74 Post Ave New York, New York 10034, and are named Petitioners in this proceeding.
3. Laura Sanchez and Lina Baez have verified the Petition herein, and the annexed HPD building registration summary and open violations report, and affirm that the facts stated therein are true to the best of their knowledge. As to any matters stated on information and belief, they believe them to be true.

Dated: March 19, 2021  
Brooklyn, NY

  
\_\_\_\_\_  
Lelia A. James, Esq



# EXHIBIT A

The selected address: **74 POST AVENUE, Manhattan 10034**

**This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.**

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
27009	Active	74-78	02221	0030	12 29100	5	66	0	PVT	131883	B

**Other Units**

**Property Owner Registration Information**

THERE IS AN OPEN ORDER TO ORDER TO REPAIR/VACATE ORDER AGAINST THIS PROPERTY  
THIS PROPERTY IS NOT CURRENTLY VALIDLY REGISTERED WITH HPD.

**Charges**

**Complaint Status**

Residential properties are required to register with HPD every year. If you are the owner or agent for this property, go to our [Property Registration page](#) to find out more about registration requirements or to use our Property Registration Online System, which allows you to begin the registration process. If you just wish to view the existing registration information for the property, click on the Property Owner Registration Information link on the left hand tool bar on this page.

**Complaint History**

**Litigation/Case Status**

**Building Registration Summary Report**

**Tenant Harassment Report**

**All Open Violations**

**prior year Open Viol.'s**

**Ecertification**

**Overdue Lead Paint Viol. Correction**

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt	City	State	Zip
Head Officer	07/19/2019 <b>11/01/2020</b>		SANTANA	SANTOS	369	EAST 62ND STREET		NEW YORK	NY	10065
Officer	07/19/2019 <b>11/01/2020</b>		HUANG	GEORGE	369	EAST 62ND STREET		NEW YORK	NY	10065
Corporation	07/19/2019 <b>11/01/2020</b>	74-78 POST AVENUE HEIGHTS ASSOCIATES LLC			369	EAST 62 STREET		NEW YORK	NY	10065
Managing Agent	07/19/2019 <b>11/01/2020</b>	74-78 POST AVENUE HEIGHTS ASSOCIATES LLC	SANTANA	SANTOS	369	EAST 62ND STREET		NEW YORK	NY	10065

**Vacate Orders**

**I-Card Images**

**PROS Online**

**Bed Bugs**

**Map**



## EXHIBIT B



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

**Overview for Complaint #:1561678 = RESOLVED**

**Complaint at:** 74 POST AVENUE **BIN:** 1064771 **Borough:** MANHATTAN **ZIP:** 10034  
**Re:** FDNY VIA OEM REQUESTS A STRUCTURAL STABILITY INSPECTION DUETO A 3 ALARM FIRE

**Category Code:** 30 BUILDING SHAKING/VIBRATING/STRUCT STABILITY AFFECTED

**Assigned To:** EMERGENCY RESPONSE TEAM **Priority:** A

**Received:** 01/05/2021 20:15 **Block:** 2221 **Lot:** 30 **Community Board:** 112  
**Owner:** 74-78 POST AVENUE HEIGHTS ASSO

**Last Inspection:** 01/22/2021 - - BY BADGE # 2669  
**Disposition:** 01/22/2021 - Y4 - VACATE ORDER PARTIALLY RESCINDED  
**Comments:** REINSTATE PEREMPTORY VACATE ORDER TO INCLUDE APARTMENTS# C AND 1C. AS PER FEU RECOMMENDATION  
**Prev DOB Violation #:** 316907/010521CNE01DB VIO21-00018  
**Prev ECB Violation #:** 39034397X 39034398H

**Complaint Disposition History**

#	Disposition Date	Code	Disposition	Inspection By	Date
7	01/22/2021	Y4	VACATE ORDER PARTIALLY RESCINDED REINSTATE PEREMPTORY VACATE ORDER TO INCLUDE APARTMENTS# C AND 1C. AS PER FEU RECOMMENDATION	2669	01/22/2021
6	01/19/2021	Y4	VACATE ORDER PARTIALLY RESCINDED ADDING APARTMENTS # C AND 1C TO RE-OCCUPANCY AS PER FEU RECOMMENDATION.	2669	01/19/2021
5	01/15/2021	Y4	VACATE ORDER PARTIALLY RESCINDED ADDING APARTMENTS #A, 1A, AND 2A TO RE-OCCUPANCY AS PER FEU RECOMMENDATION.	2669	01/15/2021
4	01/14/2021	Y4	VACATE ORDER PARTIALLY RESCINDED PARTIALLY RESCIND VACATE ORDER TO ALLOW RE-OCCUPANCY OF APARTMENTS # B, 1B AND 2B, PER FEU RECOMMENDATION	2669	01/14/2021
3	01/08/2021	Y4	VACATE ORDER PARTIALLY RESCINDED AS PER PE REPORT DATED 01/08/2021: ALL NECESSARY WORK HAS BEEN COMPLETED TO ALLOW TEMPORARY ENTRANCE FOR TENANTS TO RETRIEVE PERSONAL BELONGINGS. VCATE ORDER IS PARTIALLY RESCINDED FOR SAID PURPOSE.	2237	01/08/2021
2	01/06/2021	Y3	PARTIAL VACATE ORDER ISSUED Y3 - PARTIAL VACATE ORDER SERVED, BUILDING SUSTAINED EXTENSIVE STRUCTURAL DAMAGE DUE TO FIRE AND FIRE-FIGHTING OPERATIONS; CONSISTING OF OPEN ROOF, CHARRED WOOD JOISTS, OPEN CEILINGS, UNBRACED FIRE RATED WALLS, SMOKE AND WATER DAMAGE THROUGHOUT THE SOUTH WING-33 APARTMENTS IN TOTAL VACATED.	2904	01/06/2021
1	01/05/2021	Y1	FULL VACATE ORDER ISSUED Y-1 FULL VACATE BASED ON EXTERIOR INSPECTION FROM STREET LEVEL. FIRE STILL ACTIVE.	0429	01/05/2021

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

## EXHIBIT C

DCE Form 150 (Rev. 2/12)

Date Posted and Mailed: January 20, 2021 Effective Date: January 21, 2021



THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT Office of Enforcement and Neighborhood Services Division of Code Enforcement

Vacate #: 159684 Block #: 02221 Lot #: 0030

PARTIAL VACATE

ORDER TO REPAIR / VACATE ORDER

By Authority of New York City Administrative Code sec. 27-2139 et. seq. with Notice Pursuant to New York City Administrative Code 27-2127 (a) and 27-2141.

To the Owners, Lessees, and Occupants, et al of the dwelling situated at 74 Post Avenue, Borough of Manhattan, City of New York:

WHEREAS it has been certified to the Division of Code Enforcement by an Officer or Inspector thereof, that the said dwelling is dangerous to life, and detrimental to the health and safety of the occupants and others and is unfit for human habitation because of the following conditions:

- 1. FIRE DAMAGE : TO CEILING, WALLS AND FLOORS THROUGHOUT APTS. D1, D, E, 1F, 2D, 2E, 2F, 3D, 3E, 3F, 4C, 4D, 4E, 4F.
2. FIRE DAMAGE : TO CEILING, WALLS AND FLOORS THROUGHOUT BASEMENT APTS. AA, BB AND ILLEGAL BASEMENT APT. AB.
3. FIRE DAMAGE : WINDOWS BROKEN THROUGHOUT APTS. 2D, 2E, 2F, 3D, 3E, 3F, 4C, 4D, 4E, 4F.
4. NO ELECTRICITY : FIRE/SERVICE SHUT OFF : NO ELECTRICAL SERVICE AT APTS. AA, BB, ILLEGAL BSMT. APT. AB, C, D1, D, E, 1C, 1D, 1E, 1F
5. NO ELECTRICITY : FIRE/SERVICE SHUT OFF : 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 4B, 4C, 4D, 4E, 4F.
6. NO GAS SERVICE : NO SUPPLY : NO GAS SERVICE AT APTS. AA, BB, ILLEGAL BASEMENT APT. AB, C, D1, D, E, 1C, 1D, 1E
7. NO GAS SERVICE : NO SUPPLY : NO GAS SERVICE AT APTS. 1F, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 4B, 4C, 4D, 4E, 4F.
8. NO HOT WATER : FIRE/SERVICE SHUT DOWN : NO HOT WATER AT APTS. AA, BB, ILLEGAL BSMT. APT. AB, C, D1, D, E, 1C, 1D, 1E, 1F.
9. NO HOT WATER : FIRE/SERVICE SHUT DOWN : NO HOT WATER AT APTS. 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 4B, 4C, 4D, 4E, 4F.

IT IS ORDERED pursuant to Sec. 27-2125 and Sec. 27-2139 et. seq. of the Administrative Code of the City of New York, that the owner(s) of the dwelling situated at 74 Post Avenue, Borough of Manhattan, City of New York, repair the above conditions by Thursday, January 21, 2021.

And to the owner(s) of the dwelling situated at 74 Post Avenue, Borough of Manhattan, City of New York, please TAKE NOTICE that unless the above described conditions are removed by Thursday, January 21, 2021, pursuant to said sec. 27-2125 and sec. 27-2139 et. seq., the Department of Housing Preservation and Development of the City of New York may elect to seek an order directing said Department to execute the above repair order and to permit said Department to obtain a lien for costs of executing said repair order having priority over all other liens and encumbrances against said dwelling; or said Department may elect to correct such conditions with no further notice and obtain a lien for the costs of executing said repairs.

And FURTHER, pursuant to sec. 1802 (1), (2) and (6) of Chapter 61 of the N.Y.C. Charter and sec. 27-2139 et. seq. of the N.Y.C. Administrative Code, IT IS ORDERED that all persons in dwelling units: Last owner / Agent:

Table with columns: Story, Unit No, Unit Type, Location, Room, Location. Lists units from BASEMENT to 5F with their respective locations and room descriptions.



Chief Inspector - Division of Code Enforcement

NOTICE

THIS VACATE ORDER MAY CAUSE A RELOCATION AND/OR AN EMERGENCY REPAIR LIEN TO BE FILED AGAINST THIS PROPERTY PURSUANT TO SECTIONS 26-305 AND 27-2139 THROUGH 27-2146 OF THE N.Y.C. ADMINISTRATIVE CODE. FOR INFORMATION CALL (212) 863-5030.



DCE Form 150  
(Rev. 2/12)

Date Posted and Mailed: **January 20, 2021**  
Effective Date: **January 21, 2021**



THE CITY OF NEW YORK  
**DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**  
Office of Enforcement and Neighborhood Services  
Division of Code Enforcement

Vacate #: **159684**  
Block #: **02221**  
Lot #: **0030**

**PARTIAL VACATE**

**ORDER TO REPAIR / VACATE ORDER**

of said dwelling, vacate the dwelling by **Thursday, January 21, 2021.**

TAKE NOTICE, if the Department finds that the conditions rendering the dwelling or part unfit for human habitation have been corrected, it may revoke this vacate order. If the Department finds that the unlawful conditions are being corrected and that continued occupancy may be permitted consistent with health and safety, the Department may extend the time period for vacating fixed in this order and, in the event of full compliance, may revoke this order.

TAKE NOTICE that the owner must ensure that a copy of the Order to Repair/ Vacate Order remains posted until revoked by the Department. If the posted Order is removed, the owner will be subject to a violation and civil penalties. To obtain additional copies of the Vacate Order, search HPDONLINE through HPD's website ([www.nyc.gov](http://www.nyc.gov)) or contact HPD at our Borough Office.

TAKE FURTHER NOTICE that if this Order to Repair/Vacate Order is not revoked pursuant to the above paragraph the owner may be liable and responsible for all penalties, costs and liens that may arise as a result of this order, including, but not limited to, penalties, costs and liens pursuant to Subchapter V, Article 8 of the Housing Maintenance Code.

TAKE FURTHER NOTICE that any building/unit vacated by this Order to Repair/Vacate Order may not be re-occupied unless the Vacate Order has been revoked by the Department. If the vacated building or unit is re-occupied, the owner will be subject to a violation and a civil penalty of not less than \$5,000 for each re-occupied unit.

And FURTHER, that this order be served as the law requires.

All requests for revocations or time extensions must be submitted immediately to the Borough Chief inspector in writing with supporting documentation.



\_\_\_\_\_  
Chief Inspector - Division of Code Enforcement

**NOTICE**

THIS VACATE ORDER MAY CAUSE A RELOCATION AND/OR AN EMERGENCY REPAIR LIEN TO BE FILED AGAINST THIS PROPERTY PURSUANT TO SECTIONS 26-305 AND 27-2139 THROUGH 27-2146 OF THE N.Y.C. ADMINISTRATIVE CODE. FOR INFORMATION CALL (212) 863-5030.

## EXHIBIT D

HPD Building, Registration & Violation Services  [Home](#)

**The selected address: 74 POST AVENUE, Manhattan 10034**

**This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.**

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
27009	Active	74-78	02221	0030	12 29100	5	66	0	PVT	131883	B

**Other Units**

**Property Owner Registration Information**

THERE IS AN OPEN ORDER TO ORDER TO REPAIR/VACATE ORDER AGAINST THIS PROPERTY  
THIS PROPERTY IS NOT CURRENTLY VALIDLY REGISTERED WITH HPD.

**Charges**

**Complaint Status**

Residential properties are required to register with HPD every year. If you are the owner or agent for this property, go to our [Property Registration page](#) to find out more about registration requirements or to use our Property Registration Online System, which allows you to begin the registration process. If you just wish to view the existing registration information for the property, click on the Property Owner Registration Information link on the left hand tool bar on this page.

**Complaint History**

**Litigation/Case Status**

**Building Registration Summary Report**

**Tenant Harassment Report**

Find Apartment#

**All Open Violations**

**prior year Open Viol.'s**

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt	City	State	Zip
Head Officer	07/19/2019 <b>11/01/2020</b>		SANTANA	SANTOS	369	EAST 62ND STREET		NEW YORK	NY	10065
Officer	07/19/2019 <b>11/01/2020</b>		HUANG	GEORGE	369	EAST 62ND STREET		NEW YORK	NY	10065
Corporation	07/19/2019 <b>11/01/2020</b>	74-78 POST AVENUE HEIGHTS ASSOCIATES LLC			369	EAST 62 STREET		NEW YORK	NY	10065
Managing Agent	07/19/2019 <b>11/01/2020</b>	74-78 POST AVENUE HEIGHTS ASSOCIATES LLC	SANTANA	SANTOS	369	EAST 62ND STREET		NEW YORK	NY	10065

**Ecertainment**

**Overdue Lead Paint Viol. Correction**

**Vacate Orders**

**I-Card Images**

**PROS Online**

**Bed Bugs**

**Map**

**Open Violations - ALL DATES**

There are **108** Violations. Arranged by category: **A class: 13 B class: 30 C class: 59 I class: 6**

For Definitions of the columns indicated below, select glossary under the Services option (located at the upper right).

To sort the columns, click on their underlined headers below in the blue area.

Apt Story	Reported Date, nov ISSUED Date	Hzrd Class no	Order ID, NOV ID, NOV Type	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
C 1	2021/02/16 2021/02/22	C 742 *	14028578	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt c, 1st story, 1st apartment from north at east , section at west	CIV14 MAILED 2021/03/04	2021/03/07 2021/03/03
C	2021/02/16	C 508	14028579	§ 27-2005 adm code repair the broken or defective	CIV14	2021/03/07

1	2021/02/22		7094897	plastered surfaces and paint in a uniform color at ceiling and west wall in the 1st room from east located at apt c, 1st story, 1st apartment from north at east , section at west	Original		MAILED	2021/03/03
2C 3	2021/02/16 C 2021/02/22	501	14028588 7094898	§ 27-2005 adm code properly repair the broken or defective lock at lower sash window in the 1st room from east located at apt 2c, 3rd story, 1st apartment from north at east , section at west	Original		CIV14 MAILED	2021/03/07 2021/03/03
2C 3	2021/02/16 B 2021/02/22	508	14028595 7094896	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the bathroom located at apt 2c, 3rd story, 1st apartment from north at east , section at west	Original		CIV14 MAILED	2021/04/12 2021/03/04
2C 3	2021/02/16 A 2021/02/22	508	14028596 7094895	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the kitchen located at apt 2c, 3rd story, 1st apartment from north at east , section at west	Original		CIV14 MAILED	2021/06/11 2021/03/04
2C 3	2021/02/16 C 2021/02/22	742 *	14028598 7094898	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 2c, 3rd story, 1st apartment from north at east , section at west	Original		CIV14 MAILED	2021/03/07 2021/03/03
2J 3	2021/02/05 A 2021/02/08	556	14017035 7082975	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 3rd room from east at north, the bathroom , the 1st room from east at north located at apt 2j, 3rd story, 2nd apartment from south at west , section "78"	Original		CIV14 MAILED	2021/05/28 2021/03/04
2J 3	2021/02/05 C 2021/02/08	790	14016662 7082977	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york city health code section 24 rcny chapter 12. wg to install = 3; wg to replace = 0; wg to repair = 0; in the entire apartment located at apt 2j, 3rd story, 2nd apartment from south at west , section "78"	Original		CIV14 MAILED	2021/03/11 2021/03/04
1A 2	2021/01/06 C 2021/01/25	510	13979198 7071299	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of illegal gas tapping from the range to provide gas to a gas clothes dryer in the kitchen located at apt 1a, 2nd story, 1st apartment from east at south , section at south	Original		NOV SENT	2021/02/07 2021/01/25
2A 3	2021/01/06 C 2021/01/25	742 *	13979208 7071300	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 2a, 3rd story, 1st apartment from east at south , section at south	Original		NOV SENT	2021/02/07 2021/01/25
AB Basement	2021/01/06 B 2021/01/25	741 *	13979298 7071296	§ 27-2070 adm code discontinue unlawful cooking space or file plans and application with this department to legalize same, if lawfully feasible, in the entire apartment located at bsmt-apt ab, 2nd bsmt-apt from east at south , section at south	Original		CIV14 MAILED	2021/03/15 2021/03/03
AB Basement	2021/01/06 B 2021/01/25	761	13979304 7071296	§ 27-2081 adm code discontinue use of rooms for living, disconnect plumbing fixtures and properly seal pipe connections at sink, wash basin, shower stall, and water closet in the entire apartment located at bsmt-apt ab, 2nd bsmt-apt from east at south , section at south	Original		CIV14 MAILED	2021/03/15 2021/03/04
A 1	2021/01/15 C 2021/01/25	742 *	13996814 7071301	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt a, 1st story, 1st apartment from east at south , section at south	Original		NOV SENT	2021/02/07 2021/01/25
A 1	2021/01/15 B 2021/01/25	501	13996816 7071297	§ 27-2005 adm code properly repair the broken or defective faucet handle at sink in the kitchen located at apt a, 1st story, 1st apartment from east at south , section at south	Original		CIV14 MAILED	2021/03/15 2021/03/03
1B 2	2021/01/15 C 2021/01/25	742 *	13996821 7071302	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 1b, 2nd story, 1st apartment from south at west , section at south	Original		NOV SENT	2021/02/07 2021/01/25
1B 2	2021/01/15 B 2021/01/25	508	13996823 7071298	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east wall in the bathroom located at apt 1b, 2nd story, 1st apartment from south at west , section at south	Original		CIV14 MAILED	2021/03/15 2021/02/19
2A 3	2021/01/15 C 2021/01/25	742 *	13996835 7071303	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 2a, 3rd story, 1st apartment from east at south , section at south	Original		NOV SENT	2021/02/07 2021/01/25
2B 3	2021/01/15 C 2021/01/25	742 *	13996837 7071304	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 2b, 3rd story, 1st apartment from south at west , section at south	Original		NOV SENT	2021/02/07 2021/01/25
3A 4	2021/01/15 C 2021/01/25	510	13996846 7071305	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire			NOV SENT	2021/02/07 2021/01/25

			Original	apartment located at apt 3a, 4th story, 1st apartment from east at south , section at south		
3B 4	2021/01/15 C 2021/01/25	510	13996852 7071306 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 3b, 4th story, 1st apartment from south at west	NOV SENT 2021/01/25	2021/02/07
4A 5	2021/01/15 C 2021/01/25	510	13996858 7071307 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 4a, 5th story, 1st apartment from east at south , section at south	NOV SENT 2021/01/25	2021/02/07
4B 5	2021/01/15 C 2021/01/25	510	13996861 7071308 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 4b, 5th story, 1st apartment from south at west , section at south	NOV SENT 2021/01/25	2021/02/07
Basement	2021/01/16 C 2021/01/22	051 *	13988209 7069917 Original	§ 12 m/d law discontinue the storage of combustible material wood, work material, paint, refrigerator etc at basement at boiler room	NOV SENT 2021/01/22	2021/02/04
B 1	2021/01/06 C 2021/01/21	742 *	13979179 7068773 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt b, 1st story, 1st apartment from south at west , section at south	NOV SENT 2021/01/21	2021/02/03
D1 1	2021/01/06 C 2021/01/21	510	13979184 7068774 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt d1, 1st story, 2nd apartment from west at north , section at south	NOV SENT 2021/01/21	2021/02/03
D 1	2021/01/06 C 2021/01/21	510	13979187 7068775 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt d, 1st story, 1st apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
E 1	2021/01/06 C 2021/01/21	510	13979190 7068776 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt e, 1st story, 2nd apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
1F 2	2021/01/06 C 2021/01/21	510	13979199 7068777 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 1f, 2nd story, 2nd apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
2D 3	2021/01/06 C 2021/01/21	510	13979224 7068778 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 2d, 3rd story, 2nd apartment from west at north , section at south	NOV SENT 2021/01/21	2021/02/03
2E 3	2021/01/06 C 2021/01/21	510	13979228 7068779 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 2e, 3rd story, 1st apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
2F 3	2021/01/06 C 2021/01/21	510	13979230 7068780 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 2f, 3rd story, 2nd apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
3A 4	2021/01/06 C 2021/01/21	688	13979233 7068781 Original	§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures all receptacles and fixtures throughout in the entire apartment located at apt 3a, 4th story, 1st apartment from east at south , section at south	NOV SENT 2021/01/21	2021/02/03
3D 4	2021/01/06 C 2021/01/21	510	13979235 7068782 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 3d, 4th story, 2nd apartment from west at north , section at south	NOV SENT 2021/01/21	2021/02/03
3E 4	2021/01/06 C 2021/01/21	510	13979238 7068783 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 3e, 4th story, 1st apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
3F 4	2021/01/06 C 2021/01/21	510	13979241 7068784 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 3f, 4th story, 2nd apartment from north at east , section at south	NOV SENT 2021/01/21	2021/02/03
4A 5	2021/01/06 C 2021/01/21	688	13979244 7068785 Original	§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures all receptacles and fixtures throughout in the entire apartment located at apt 4a, 5th story, 1st apartment from east at south , section at south	NOV SENT 2021/01/21	2021/02/03
4C 5	2021/01/06 C 2021/01/21	510	13979258 7068787 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 4c, 5th story, 1st apartment from west at north , section at south	NOV SENT 2021/01/21	2021/02/03
4D 5	2021/01/06 C 2021/01/21	510	13979263 7068788 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 4d, 5th story, 2nd apartment from west at north , section at south	NOV SENT 2021/01/21	2021/02/03
4E	2021/01/06 C	510	13979264	§ 27-2005 adm code & 309 m/d law abate the	NOV SENT	2021/02/03

5	2021/01/21		7068789	nuisance consisting of fire damage in the entire apartment located at apt 4e, 5th story, 1st apartment from north at east , section at south	Original		2021/01/21	
AA Basement	2021/01/06 C 2021/01/21	510	13979269 7068790	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at bsmt-apt aa, 2nd bsmt-apt from west at north , section at south	Original		NOV SENT 2021/01/21	2021/02/03
BB Basement	2021/01/06 C 2021/01/21	510	13979280 7068791	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at bsmt-apt bb, 2nd bsmt-apt from west at north , section at south	Original		NOV SENT 2021/01/21	2021/02/03
	2021/01/06 C 2021/01/21	502	13979283 7068792	§ 27-2005 adm code properly repair with similar material the broken or defective wood decking and asphalt material, section at south.	Original		NOV SENT 2021/01/21	2021/02/03
	2021/01/06 B 2021/01/21	513 *	13979284 7068772	§ 27-2005 adm code fire escape defective. adjust the dropladder so that it will slide easily in the guide rods at north 3 fire escape, at front yard.	Original		NOV CERT 2021/03/03	2021/03/11 2021/03/03
	2021/01/06 C 2021/01/21	512 *	13979292 7068792	§ 27-2005 adm code fire escape defective. replace with new the broken, defective and/or missing triangular gusset, at 5th story north 2 fire escape balcony, at top front rail and south return rail, at rear yard.	Original		NOV SENT 2021/01/21	2021/02/03
4F 5	2021/01/06 C 2021/01/19	510	13976480 7065234	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fire damage in the entire apartment located at apt 4f, 5th story, 2nd apartment from north at east , section at south	Original		NOV SENT 2021/01/19	2021/02/01
1G 2	2020/12/19 B 2020/12/24	508	13951808 7043761	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling and all walls in the kitchen located at apt 1g, 2nd story, 1st apartment from north at east	Original		NOV SENT 2020/12/24	2021/02/11
1G 2	2020/12/19 B 2020/12/24	502	13951817 7043761	§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the private hallway located at apt 1g, 2nd story, 1st apartment from north at east	Original		NOV SENT 2020/12/24	2021/02/11
1G 2	2020/12/19 A 2020/12/24	579	13951828 7043760	§ 27-2026 adm code repair the leaky and/or defective faucets at bathtub in the bathroom located at apt 1g, 2nd story, 1st apartment from north at east	Original		CIV14 MAILED 2021/03/05	2021/04/12 2021/03/04
1G 2	2020/12/19 C 2020/12/24	510	13951870 7043762	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of hot water exceeding the maximum temperature of 130 degrees fahrenheit at all hot water fixtures. in the entire apartment located at apt 1g, 2nd story, 1st apartment from north at east	Original		NOV SENT 2020/12/24	2021/01/06
1H 1	2020/12/19 B 2020/12/21	501	13951889 7039835	§ 27-2005 adm code properly repair the broken or defective light fixture at ceiling in the bathroom located at apt 1h, 1st story, 1st apartment from south at west	Original		NOV SENT 2020/12/21	2021/02/08
4D 5	2020/07/17 B 2020/07/17	550	13726929 6908333	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at the north wall in the 1st bathroom from east located at apt 4d, 5th story, 2nd apartment from west at north original violation 13580942 issued 17-mar-20 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).	Original		DEFECT LETTER 2020/12/13	2020/09/04
4D 5	2020/03/17 C 2020/03/19	568	13580941 6860677	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 4d, 5th story, 2nd apartment from west at north	Original		DEFECT LETTER 2020/12/13	2020/04/14
4D 5	2020/03/17 C 2020/03/19	790	13580952 6860675	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york city health code section 24 rcny chapter 12. ...missing wg to install = 1, wg to replace = 0, wg to repair = 1 in the entire apartment located at apt 4d, 5th story, 2nd apartment from west at north	Original		OPEN 2020/12/08	2020/04/21
1H 2	2020/01/12 A 2020/01/16	556	13551038 6793544	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling and all walls in the kitchen located at apt 1h, 2nd story, 1st apartment from south at west , section "sec 78"	Original		NOT COMPLIED 2020/12/20	2020/05/04
1D 2	2020/01/05 C 2020/01/09	568	13541395 6787171	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 1d, 2nd story, 2nd apartment from north at east , section "bldg 74"	Original		DEFECT LETTER 2020/12/13	2020/02/04
1D 2	2020/01/05 C 2020/01/09	569	13541397 6787171	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 1d, 2nd story, 2nd apartment from north at east , section "bldg 74"	Original		DEFECT LETTER 2020/12/13	2020/02/04
4H	2019/09/10 B	550	13271812	§ 27-2017.3 hmc: trace and repair the source and			DEFECT	2019/10/29

5	2019/09/10		6599450	abate the visible mold condition... approx 4 sq/ft at window frame from south at west wall in the 4th room from north located at apt 4h, 5th story, 1st apartment from south at west , section "78" original violation 13044959 issued 30-apr-19 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).	LETTER	2020/12/13
1G 2	2019/05/22 C 2019/05/28	568	13085246 6492306	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 1g, 2nd story, apartment at east , section at east	DEFECT LETTER	2019/06/23 2020/12/20
1G 2	2019/05/22 C 2019/05/28	569	13085248 6492306	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 1g, 2nd story, apartment at east , section at east	DEFECT LETTER	2019/06/23 2020/12/20
3K 3	2019/05/08 B 2019/05/13	508	13062683 6477996	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color west wall and ceiling in the kitchen located at apt 3k, 3rd story, 1st apartment from east at south	1 NO ACCESS	2019/07/01 2020/12/20
3K 3	2019/05/08 C 2019/05/13	569	13062693 6477998	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3k, 3rd story, 1st apartment from east at south	1 NO ACCESS	2019/06/08 2020/12/20
3K 3	2019/05/08 C 2019/05/13	568	13062696 6477998	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 3k, 3rd story, 1st apartment from east at south	1 NO ACCESS	2019/06/08 2020/12/20
4H 5	2019/04/30 A 2019/05/02	491	13044960 6468600	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration dumb-waiter converted into a pantry closet at north wall in the foyer located at apt 4h, 5th story, 1st apartment from south at west , section "78"	NOT COMPLIED	2019/08/19 2020/12/16
4H 5	2019/04/30 A 2019/05/02	491	13044961 6468600	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration wall erected with door sub-dividing room in the 2nd room from north located at apt 4h, 5th story, 1st apartment from south at west , section "78"	NOT COMPLIED	2019/08/19 2020/12/16
4H 5	2019/04/30 B 2019/05/02	505	13044964 6468601	§ 27-2005 adm code replace with new the broken or defective marble saddle at door. in the bathroom located at apt 4h, 5th story, 1st apartment from south at west , section "78"	NOT COMPLIED	2019/06/20 2020/12/16
4H 5	2019/04/30 C 2019/05/02	568	13044967 6468606	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 4h, 5th story, 1st apartment from south at west , section "78"	DEFECT LETTER	2019/05/28 2020/12/13
A 1	2019/04/27 B 2019/04/29	508	13040495 6465535	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the kitchen located at apt a, 1st story, 1st apartment from east at south , section "74"	NOT COMPLIED	2019/06/17 2020/12/16
A 1	2019/04/27 A 2019/04/29	491	13040498 6465534	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration sheetrock partition wall erected from floor creating additional room in the 2nd room from east located at apt a, 1st story, 1st apartment from east at south , section "74"	NOT COMPLIED	2019/08/16 2020/12/16
4H 5	2019/04/27 A 2019/04/29	491	13040516 6465537	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration sheetrock partition wall erected from floor creating additional room in the 2nd room from north located at apt 4h, 5th story, 1st apartment from south at west , section "78"	NOT COMPLIED	2019/08/16 2020/12/13
3K 3	2018/08/13 A 2018/08/23	491	12527040 6172717	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration wall erected from floor to ceiling creating a room with door for sleeping purposes in the 2nd room from east at north located at apt 3k, 3rd story, 2nd apartment from west at north	1 NO ACCESS	2018/12/10 2020/12/20
2J 3	2018/07/27 B 2018/08/02	550	12500602 6155417	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... (approx. 6 sq. ft.) at west wall, 1st window frame from east at south wall in the bathroom located at apt 2j, 3rd story, 2nd apartment from south at west , section "78", at east	DEFECT LETTER	2018/09/20 2020/12/13
2J 3	2018/07/27 C 2018/08/02	617	12509550 6155416	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead	DEFECT LETTER	2018/09/04

			Original	content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st riser from east at south wall in the 1st room from east at north located at apt 2j, 3rd story, 2nd apartment from south at west , section "78", at east	2020/12/13	
EE Basement	2018/07/14 B 2018/07/17	702	12478832 6140371 Original	§ 27-2045 adm code repair or replace the smoke detector inoperative located at bsmt-apt ee, 1st bsmt-apt from south at west , section "bldg 78"	1 NO ACCESS 2020/12/20	2018/09/04
EE Basement	2018/07/14 B 2018/07/17	1503	12478833 6140371 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). - inoperative located at bsmt-apt ee, 1st bsmt-apt from south at west , section "bldg 78"	1 NO ACCESS 2020/12/20	2018/09/04
3C 4	2018/07/14 B 2018/07/17	550	12478951 6140378 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... at ceiling and west wall (approx. 2 square feet) in the bathroom located at apt 3c, 4th story, 1st apartment from north at east , section "bldg 74"	NOT COMPLIED 2020/12/13	2018/09/04
3C 4	2018/07/14 A 2018/07/17	556	12478953 6140376 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling and west wall in the bathroom located at apt 3c, 4th story, 1st apartment from north at east , section "bldg 74"	NOT COMPLIED 2020/12/13	2018/11/03
1C 1	2018/06/22 B 2018/06/27	568	12445481 6124884 Original	§ 27-2018 admin. code: abate the nuisance consisting of roaches located at apt 1c, 1st story, 1st apartment from west at north	NOT COMPLIED 2020/12/16	2018/08/15
All Stories	2017/04/28 B 2017/05/02	504	11759408 5740686 Original	§ 27-2005 adm code provide bracket for airconditioner installed at 9th window from west at north,3rd story, front court	NOT COMPLIED 2020/12/13	2017/06/20
All Stories	2017/04/28 B 2017/05/02	504	11759409 5740686 Original	§ 27-2005 adm code provide bracket for airconditioner installed at 10 th window from west at north,4th story, front court	NOT COMPLIED 2020/12/13	2017/06/20
All Stories	2017/04/28 B 2017/05/02	504	11759410 5740686 Original	§ 27-2005 adm code provide bracket for airconditioner installed at 9th window from west at north,5th story, front court	NOT COMPLIED 2020/12/13	2017/06/20
All Stories	2017/04/28 B 2017/05/02	510	11759411 5740686 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fix cyclone fence obstructing egress , at east building section, front court	NOT COMPLIED 2020/12/13	2017/06/20
All Stories	2017/04/28 B 2017/05/02	510	11759412 5740686 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of fix gate obstructing egress , at west building section, front court	NOT COMPLIED 2020/12/13	2017/06/20
2	2017/03/01 B 2017/03/03	506	11673896 5695672 Original	§ 27-2005 adm code replace with new the missing metal baluster at public hall stairs, 2nd story	NOT COMPLIED 2020/12/16	2017/04/21
3C 4	2017/01/21 B 2017/01/23	550	11618461 5665467 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... at south wall in the bathroom located at apt 3c, 4th story, 1st apartment from north at east	NOT COMPLIED 2020/12/13	2017/03/13
4J 5	2016/02/20 C 2016/02/26	617	11130768 5373030 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) south wall in the kitchen located at apt 4j, 5th story, 2nd apartment from east at south	DEFECT LETTER 2020/12/13	2016/03/30
4J 5	2016/02/20 C 2016/02/26	617	11130769 5373030 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) east wall in the 3rd room from north at east located at apt 4j, 5th story, 2nd apartment from east at south	DEFECT LETTER 2020/12/13	2016/03/30
A 1	2015/09/12 C 2015/09/21	616	10870686 5205798 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) west wall in the bathroom located at apt a, 1st story, 1st apartment from east at south , section "74"	DEFECT LETTER 2020/12/13	2015/10/24
A 1	2015/09/12 C 2015/09/21	616	10870687 5205798 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) east wall, 2nd window frame from east at south wall in the 2nd room from east located at apt a, 1st story, 1st apartment from east at south , section "74"	DEFECT LETTER 2020/12/13	2015/10/24
A 1	2015/09/12 A 2015/09/14	491	10860142 5200665 Original	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration wall erected from floor to ceiling creating two rooms from one. in the 2nd room from east	NOT COMPLIED 2020/12/16	2016/01/01



				located at apt a, 1st story, 1st apartment from east at south , section "74"		
4H 5	2015/05/28 A 2015/06/02	491	10730048 5131132 Original	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration partition erected from floor to ceiling consisting of sheetrock and studs subdiving in the 2nd room from north located at apt 4h, 5th story, 1st apartment from south at west	NOT COMPLIED	2015/09/19 2020/12/13
1H 2	2015/05/28 B 2015/06/01	505	10730027 5130843 Original	§ 27-2005 adm code replace with new the broken or defective vinyl floor tiles in the kitchen located at apt 1h, 2nd story, 1st apartment from south at west	NOT COMPLIED	2015/07/20 2020/12/20
C 1	2011/10/06 B 2011/10/12	502	9147559 4272976 Original	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic wall& floor tiles, in the bathroom located at apt c, 1st story, 2nd apartment from south at west	NOT COMPLIED	2011/11/30 2012/01/04 2021/02/19
2H All Stories	2007/11/14 A 2007/11/19	491	7017892 3155209 Original	§ 300 m/d law file plans and application and legalize the following alteration or restore to the legal condition existing prior to the making of said alteration partition erected from floor to ceiling consisting of sheetrock and studs subdiving room in the 2nd room from east located at apt 2h, 1st apartment from south at west	NOT COMPLIED	2008/03/07 2020/12/13
4B 5	2007/01/16 C 2007/01/18	617	6559032 2889654 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) north wall in the bathroom located at apt 4b, 5th story, 1st apartment from south at west	1 NO ACCESS	2007/02/18 2007/03/15 2020/12/20
C 1	2006/05/06 C 2006/05/15	617	6156048 2670860 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st closet from west at north wall door frame in the 1st room from east at south located at apt c, 1st story, 1st apartment from north at east	NOT COMPLIED	2006/06/15 2006/08/01 2020/01/08
3K 4	2000/08/08 B 2000/08/14	566	3566767 1486718 Original	§ 27-2018 adm code abate the nuisance consisting of vermin mice and roaches in the entire apartment located at apt 3k, 4th story, 1st apartment from east at south	1 NO ACCESS	2000/09/28 2020/12/20
3J	1998/07/29 C 1998/08/25	555	2716276 513485 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint and/or plaster ceiling all walls window frame and heat riser northeast room 4 sty southeast apt 3j er1 8651. , section " "	DEFECT LETTER	1998/09/16 2020/12/13
3J	1998/07/29 C 1998/08/25	555	2716277 513485 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint and/or plaster ceiling all walls entrance door and frame foyer hall 4 sty southeast apt 3j er1 8651. , section " "	DEFECT LETTER	1998/09/16 2020/12/13
3K	1994/02/28 B 1994/03/15	566	2716259 513479 Original	§ 27-2018 adm code abate the nuisance consisting of vermin mice & roaches kitchen & bathroom 4 sty apt 3k south located at apt 3k	1 NO ACCESS	1994/05/09 2020/12/20
2C	1992/07/21 C 1992/08/04	555	2716232 513475 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint north wall 3 sty northwest apt 2c north room. , section " "	1 NO ACCESS	1992/08/26 2020/12/20
	1992/02/27 C 1992/03/24	555	2716214 513469 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint ceiling and south wall basement apt cc kitchen ramirez 569 4792 er1.	NOT COMPLIED	1992/04/15 2020/01/15
	1992/02/27 C 1992/03/24	555	2716215 513469 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint ceiling basement apt cc bathroom er1.	NOT COMPLIED	1992/04/15 2020/01/15
All Stories	2021/01/20 I -	765	13991877	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so ordered after proof of compliance for apts 4f south 2, 4e south 1, 4d east 2, 4c east 1, 4b north 1, 4a west 1 at 5th sty west section under vacate #159684	INFO NOV - SENT	2021/01/21
All Stories	2021/01/20 I -	765	13991878	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so ordered after proof of compliance for apts 3f south 2, 3e south 1, 3d east 2, 3c east 1, 3b north 1, 3a west 1 at 4th sty west section under vacate #159684	INFO NOV - SENT	2021/01/21
All	2021/01/20 I -	765	13991880	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so	NOT COMPLIED	-

Stories				ordered after proof of compliance for apts 2f south 2, 2e south 1, 2d east 2, 2c east 1, at 3rd sty west section under vacate #159684	2021/02/19
All Stories	2021/01/20 I	765	13991882	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so ordered after proof of compliance for apts 1f south 2, 1e south 1, 1d east 2, 1c east 1, at 2nd sty west section under vacate #159684	INFO NOV - SENT 2021/01/21
All Stories	2021/01/20 I	765	13991883	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so ordered after proof of compliance for apts e south 2, d south 1, d1 east 2, c east 1 at 1st sty west section under vacate #159684	NOT COMPLIED - 2021/02/22
All Stories	2021/01/20 I	765	13991884	§ 27-2142 adm code apts have been vacated by this department and cannot be reoccupied until so ordered after proof of compliance for apts aa west 1, ab west 2, bb east 1 at basement under vacate # 159684	INFO NOV - SENT 2021/01/21






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EXHIBIT F

Printed on Wednesday, February 03 2021

		<b>FIRE INCIDENT REPORT</b>								
<b>BFI JOB NUMBER</b>		10012 2021								
<b>Arrest</b>	No	<b>Highest Alarm</b>	4th Alarm	<b>Photos Taken</b>	Yes	<b>Juvenile Involved</b>	No	<b>DNA</b>	No	
<b>Incident Address</b>		74 Post Avenue, Manhattan, NY, 10034, USA								
<b>Incident Date</b>		<b>Incident Time</b>		<b>Incident Borough</b>		<b>Community Board #</b>		<b>BFI Command Reporting</b>		
1/5/2021		19:00		Manhattan		12		North		
<b>F.D. Box No.</b>		<b>Batt. Responsible for Reporting</b>		<b>Incident Precinct</b>		<b>Complaint Number</b>		<b>Day of Week</b>		
1797		13		034				Tuesday		
<b>Response Code</b>				<b>Weather</b>						
10-41		Code 1		10-45						
<b>Incident Classification</b>										
Occupied					MD Residential Structure					
<b>Vehicle Information</b>										
<b>Plate No.</b>		<b>State</b>		<b>VIN Number</b>			<b>Make</b>		<b>Type</b>	<b>Year</b>
<b>Owner of Vehicle</b>				<b>Company</b>						
<b>Address</b>										
<b>Structural Information</b>										
<b>Stories</b>		6		<b>Material</b>			Non-Fireproof Structure		<b>Size</b>	
									150 X 175	
<b>Owner of Structure</b>					<b>Address of Structure Owner</b>					
<b>Occupant or Tenant of Incident Location</b>					<b>Occupied/Used As</b>			<b>Company Name</b>		
<b>Date of Arrival at Incident</b>			<b>Time of Arrival</b>			<b>Fire Marshal Assigned</b>				
1/5/2021			20:13			John Hemsley				
<b>Numerical Cause Code</b>					<b>Cause of Fire</b>					
200					Electrical Wiring					
<b>Description (Specify if Accidental)</b>							<b>Multiple Points of Origin</b>			
							No			
<b>ORIGIN AND EXTENSION</b>										
<p>Examination showed fire originated in the subject premises, on the fourth floor, in apartment 2F, in the west room, approximately three feet south of the east wall, approximately fifteen feet south of the north wall, at floor level in combustible materials(wood beams), in the area of electrical wiring. Fire extended through the vertical void(pipe chase) to the floor, ceiling, and wall of the west room in apartment 3F, on the fifth floor. Fire further extended through the vertical void(pipe chase) to the floor, ceiling, and wall of the west room in apartment 4F, on the sixth floor. Fire further extended through the vertical void(pipe chase) to the cockloft. Fire further extended through the horizontal void(cockloft) to apartments 4E, 4D, and 4C. Fire was thereto confined and extinguished.</p> <p>CMDR Aguirre PIC SFM Colabatistto On Scene</p> <p>February 3rd, 2021 Pursuant to CPLR 2307 (b) I hereby certify this to be a true copy of original Fire Department record kept in the regular course of business.</p> <p> N.Y.C.F.D.</p>										
<b>Signature of Assigned Investigator</b>				<b>Fire Marshal Tax Registry Number</b>			<b>Investigator Assisting</b>			
John Hemsley <small>This is a secure digital signature generated by the system</small>				[REDACTED]			Eric Reekie			
<b>SFM Name Printed</b>				<b>SFM Signature</b>			<b>Date</b>		<b>Case Closed</b>	
John Colabatistto <small>This is a secure digital signature generated by the system</small>				John Colabatistto			1/29/2021		Yes	

**CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B**

-----X  
**YAINA MINIER; ANTONIA GUTIERREZ HERNANDEZ;  
EUCLIDES TAVAREZ; ANA SANCHEZ;  
JOSE MORENO; LIDIA ROJAS; DIGNA SANTANA;  
ARACELIS PEGUERO;  
LAURA SANCHEZ; LIZBETH RAMIREZ;  
LINA BAEZ; ROSA COLON; ABEL ROSARIO;  
MILAGROS RODRIGUEZ;  
MARIA FELIZ; MARCELINA PENA;  
PAOLA CRUZ; JULIA PERALTA;  
ANGELA VASQUEZ; SANDRA JAMES;  
ANGELA NUNEZ; BLANCA MENDOZA;  
VICTOR GUZMAN;**

**Index No.:**

**ORDER TO SHOW CAUSE**

**Petitioners,**

**-against-**

**74-78 POST AVENUE HEIGHTS ASSOCIATES LLC;  
SANTOS SANTANA; GEORGE HUANG;**

**Respondents,**

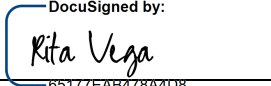
**NYC DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT;  
NYC DEPARTMENT OF BUILDINGS;**

**Co-Respondents.**

-----X

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**HP ACTION**

*L. A. James*   
MANHATTAN LEGAL SERVICES  
*Attorneys for Petitioner*  
by Lelia James, Esq. and Rita Vega, Esq.  
5030 Broadway, Suite 664  
New York, NY 10034

To: 74-78 POST AVENUE HEIGHTS ASSOCIATES LLC;  
SANTOS SANTANA;  
GEORGE HUANG;  
NYC DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT;  
NYC DEPARTMENT OF BUILDINGS